

MEMORANDUM

DECEMBER 4, 1975

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: ROBERT T. KENNEY, DIRECTOR
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 12/16/75

Petitions Nos. Z-3479-3480
Savin Realty Corporation
Five G's Investment Corporation
Murphy L. Gregory
263-269 Blue Hill Avenue and
91-93 Savin Street; 270-272
Blue Hill Avenue, Roxbury

5171 square feet of land - local business (L-1) district.

Purpose: use of premises for outdoor storage and rental of motor vehicles; change occupancy from furniture store to retail store and motor vehicle rental agency office.

Violations:

Section 8-7. Outdoor rental of motor vehicles is forbidden in an L-1 district.

Section 8-7. Motor vehicle rental agency office is forbidden in an L-1 district.

Section 18-1. Fences within the front yard shall not exceed five feet above natural grade.

Retail facility (package store) has existed for several years. It is proposed to store and rent approximately 30 cars and/or trucks across the street from the retail facility. The plan is excessive and inappropriate to the local business-residential nature of the area. Recommend denial.

VOTED: In reference to petitions Nos. Z-3479-3480, brought by Savin Realty Corporation and Five G's Investment Corporation, 263-269 Blue Hill Avenue - 91-93 Savin Street and 270-272 Blue Hill Avenue, Roxbury, for two forbidden uses and a variance to use premises for outdoor storage and rental of motor vehicles and a change of occupancy from furniture store to retail store and motor vehicle rental agency office in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Plan is excessive and inappropriate to the local business-residential nature of the surrounding area.



263-269 BLUE HILL AVENUE
270-272 BLUE HILL AVENUE
91-93 SAVIN STREET
(ROX)

Board of Appeal Referrals 12/4/75

Hearing: 12/16/75

Petition No. Z-3482
Blansel Realty Company
5-7 Ansell Road and
1108-1110 Blue Hill Avenue,
Dorchester

One-story masonry structure - local business (L-1) district.

Purpose: Change occupancy from retail stores to laundry plant and warehouse.

Violations:

Section 8-7. A laundry plant is forbidden in an L-1 district.

Section 8-7. A warehouse is forbidden in an L-1 district.

Section 8-7. An ancillary use is conditional in an L-1 district.

This vacant structure would be utilized by adjoining laundry facility. No flammable liquids or gasses would be stored. Fire-damaged, open and vandalized building would be rehabilitated and restored to a productive occupancy. Recommend approval.

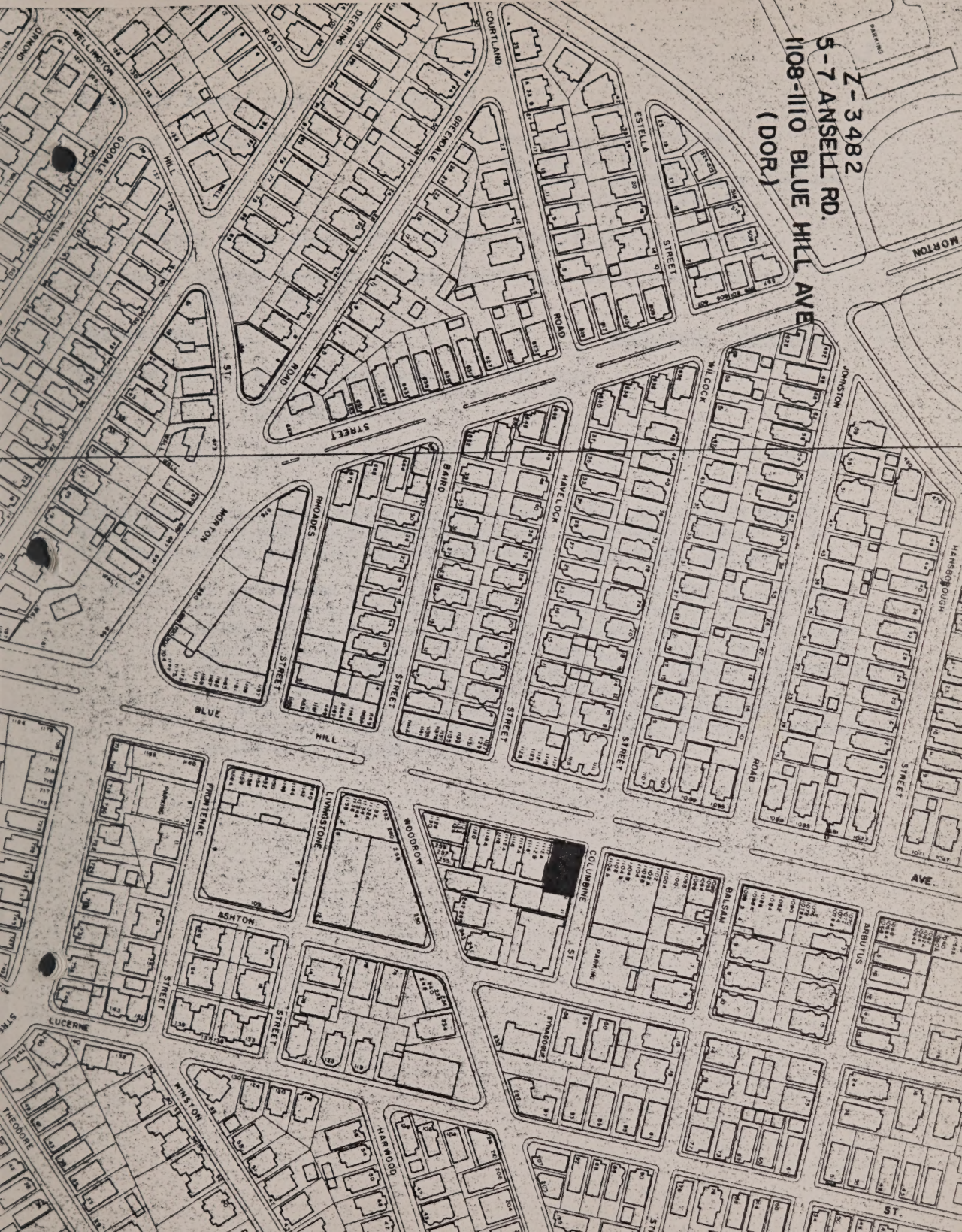
VOTED: In reference to Petition No. Z-3482, brought by Blansel Realty Company, 5-7 Ansell Road and 1108-1110 Blue Hill Avenue, Dorchester, for two forbidden uses and a conditional use for a change of occupancy from retail stores to laundry plant and warehouse in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Fire-damaged, open and vandalized structure would be rehabilitated and restored to a productive occupancy.

Z-3482

5-7 ANSELL RD.

1108-1110 BLUE HILL AVE

(DOR.)



Board of Appeal Referral 12/4/75

Hearing: 12/16/75

Petition No. Z-3484
Philip E. Pritchard
15 Elgin Street, West Roxbury
near Centre Street

2-1/2-story frame structure - single-family (S-.5) district.

Purpose: Change occupancy from two-family dwelling to three-family dwelling.

Violations:

Required Proposed

Section 8-7. A dwelling converted for more families is forbidden in an S-.5 district.

Section 14-2. Lot area is insufficient. 14,000sf 5,000 sf

Occupancy, apparently existing, is undesirable and inconsistent with the predominant low density, one- and two-family character of the surrounding residential neighborhood. Recommend denial.

VOTED: In reference to Petition No. Z-3484, brought by Philip E. Pritchard, 15 Elgin Street, West Roxbury, for a forbidden use and a variance for a change of occupancy from two-family dwelling to three-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Occupancy, apparently existing, is undesirable and inconsistent with the predominantly low-density, one- and two-family character of the surrounding residential neighborhood.



Z-3484

15 ELGIN ST.

(W.R.)

Board of Appeal Referrals 12/4/75

Hearing: 12/16/75

Petition No. Z-3485
A. W. Perry, Inc.
112-132 Bedford Street,
97-99 Summer Street,
20-26 Kingston Street, Boston

Parking lot - general business (B-10) district.

Purpose: continue use of parking lot for 82 cars, charging a fee.

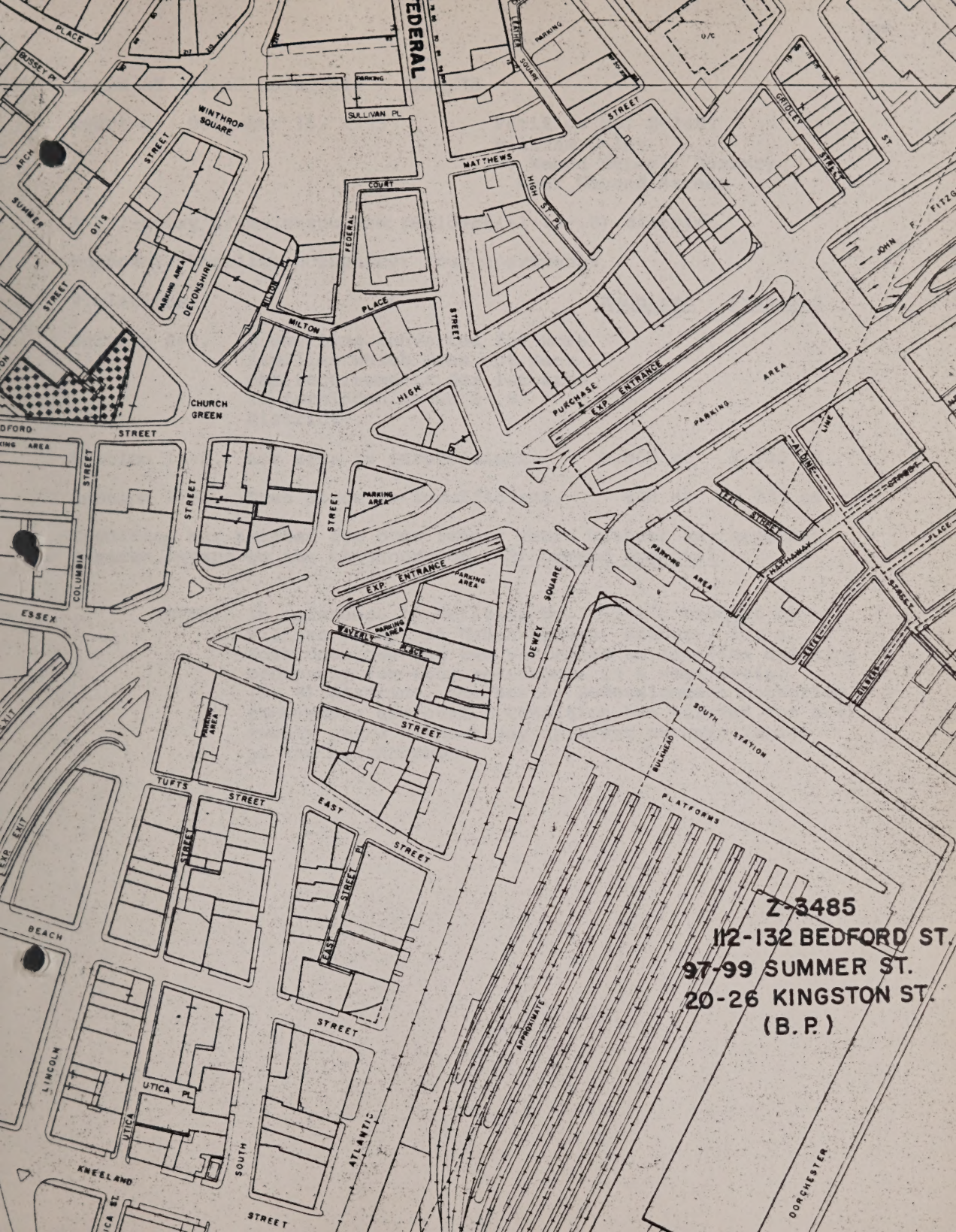
Violations:

Section 6-4. Contrary to previous Board of Appeal decision.

Section 8-7. Open air parking for a fee is conditional in a B-10 district.

In June 1973, the Authority recommended approval of a similar petition with conditions that the use be limited to two years and that site development plans be submitted to the Authority. The Board of Appeal subsequently concurred and included the conditions as provisos. Staff recommends a two-year extension with the Board of Appeal provisos to remain in effect. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3485, brought by A. W. Perry, Inc., 112-132 Bedford Street, 97-99 Summer Street, and 20-26 Kingston Street, Boston, for a conditional use and a variance to continue use of premises as parking lot charging a fee in a general business (B-10) district, the Boston Redevelopment Authority recommends approval of the use for a period of two years provided the previous Board of Appeal provisos remain in effect.



Z-3485
112-132 BEDFORD ST.
97-99 SUMMER ST.
20-26 KINGSTON ST.
(B.P.)

Board of Appeal Referrals 12/4/75

Hearing: December 16, 1975

Petition No. Z-3487
William Onley
25 Wabon Street, Roxbury
near Wabend Street

2-1/2-story frame structure; residential (R-.8) district.

Purpose: legalize occupancy: four apartments.

Violations:

Required Proposed

Section 8-7. A dwelling converted for more families which does not meet the requirements for lot area is forbidden in an R-.8 district.

Section 14-2. Lot area is insufficient. 9,500 sf 5,500 sf

Section 17-1. Open Space is insufficient. 800 sf 737 sf

Condition has existed for over twenty years without any apparent adverse impact on the neighborhood. Recommend approval.

VOTED: In reference to Petition No. Z-3487, brought by William Onley, 25 Wabon Street, Roxbury, for a forbidden use and two variances to legalize existing occupancy for four apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Condition has existed for over twenty years without any apparent adverse impact on the neighborhood.



Z-3487
25 WABON ST.
(ROX.)

Board of Appeal Referrals

Hearing: 12/16/75

Petition No. Z-3488
Elaine A. Turner
50 Neponset Avenue, Hyde Park
at Loring Street

6,300 square feet of land - single-family (S-.5) district.

Purpose: Erect one-family dwelling.

Violations:	<u>Required</u>	<u>Proposed</u>
Section 18-1. Front yard is insufficient.	25 ft.	20 ft.
Section 19-6. Side yard is insufficient.	12 ft.	10 ft.

Minimal violations would not have a significant effect on adjacent properties. Recommend approval.

VOTED: In reference to Petition No. Z-3488, brought by Elaine A. Turner, 50 Neponset Avenue, Hyde Park, for two variances to erect a one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Minimal violations would not have a significant effect on adjacent properties.

Z-3488
50 NEPONSET AVE.
(H,P)

